

HILLVIEW

REFERENCE

New

County of Santa Clara
California

Santa Clara (Ca) Planning Department
314 County Administration Building
70 West Hedding Street
San Jose, California 95110
299-2521 Area Code 408

SANTA CLARA COUNTY GENERAL PLAN EVALUATION BACKGROUND REPORT

REF
711.4097
267901

EXISTING PLANS ARE BEING REVIEWED

The enclosed report is one of a series to assist the County in revising its General Plan. The County Planning Commission has scheduled eight sessions from November to February to review the present County General Plan with related policies of other agencies. The reports are background for those sessions. The Planning Commission will report its findings on each topic to the Board of Supervisors. The Planning Policy Committee (PPC) will also review the same material. A PPC General Plan Subcommittee will hold eight sessions and report its recommendations for any further actions necessary for resolving planning issues to the PPC which will in turn report to each city. The future Intergovernmental Council may also play a role in this regard. The schedule of meeting topics and dates is available. The meetings are open to all, and comments will be accepted if you wish to make them.

ISSUES ARE TO BE IDENTIFIED

The review sessions are to enable the County to identify by April the major planning issues or alternatives and to set a schedule for subsequent issue resolution. Each review session is to consider the many existing policies relating to the session topic and to identify: (1) areas of agreement, (2) areas of problem, inadequacy or conflict, and (3) recommendations showing how some issues might be resolved.

The findings from each session, along with other inputs, will be the basis for the issues and alternatives to be considered in March and scheduled for evaluation starting in April through the rest of 1977.

PLANS OF OTHER AGENCIES ARE INCLUDED

In Santa Clara County, planning responsibility is shared by the County, the cities, and the special districts. The cities have major responsibility in the urban areas. The County is responsible both for the rural areas and for coordination of planning matters with County-wide impact. Since the policies of the agencies affect one another, these reports review related city policies as well as policies of the PPC, ABAG and some special districts.

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FORMAT OF THE REPORTS

This report has been compiled by County Planning Staff from adopted plans and documents available to it. The material has been organized into two categories:

"Areas of Agreement" - policies about which there is substantial consensus among the various agencies, without comment on the appropriateness of the policy.

"Area of Problem, Inadequacy, or Conflict" - policy areas where staff observes that policies may be inadequate to current needs or where there is substantial disagreement among jurisdictions.

In some cases the staff presents a third category:

"Recommendations for Consideration" - to show the type of action which may be needed if an issue is to be resolved.

Issues or alternatives for evaluation and resolution during 1977 may be drawn from all three categories or from other inputs during the review period.

While the various agencies have been asked to review this report to note errors or omissions, the conclusions are those of the planning staff. They have not been endorsed by the County Planning Commission or the Planning Policy Committee.

For more information call Bruce Freeland or Hugh Graham at 299-2521.



SCHEDULE FOR GENERAL PLAN EVALUATION
SANTA CLARA COUNTY PLANNING COMMISSION
PLANNING POLICY COMMITTEE, GENERAL PLAN SUBCOMMITTEE

Meeting Topic	Planning Commission Workshop ¹	Planning Policy Committee General Plan Subcommittee Meetings ²
1. Transportation	Nov. 4th	-----
2. Natural Resources	Nov. 18th	Nov. 23rd
3. Safety	Dec. 2nd	Dec. 14th
4. Rural Areas Baylands Diablo South Valley S. Santa Cruz Mts. N. Santa Cruz Mts.	Dec. 16th	Dec. 28th
5. Facilities and Services	Jan. 6th	Jan. 11th
6. Social Concerns	Jan. 20th	Jan. 25th
7. Economic Concerns and Land Use	Feb. 3rd	Feb. 9th
8. Jurisdictional Responsibility and the Urban Area	Feb. 17th	Feb. 22nd
9. Setting Goals and Priorities for Work Program	Mar. 3rd and Mar. 17th	Mar. 8th and Mar. 22nd

1. Meetings are from 9:30 a.m. - 12:00 p.m., in the Board of Supervisors Chambers, 70 West Hedding Street, San Jose.
2. Meetings are from 12:00 p.m. - 2:00 p.m., in the Planning Department Conference Room, 6th floor, East Wing, 70 West Hedding Street, San Jose.



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D R A F T

GENERAL PLAN EVALUATION

Report No. 2, Natural Resources

County of Santa Clara
Planning Department
November 3, 1976 GF, BF



PLANNING FOR NATURAL RESOURCES

GENERAL POLICIES ON NATURAL RESOURCES

Areas of General Agreement

The County General Plan goes into depth on most of our natural resources while most of the cities give them a relatively lighter emphasis. This is a natural result of the fact that much of the County is rural and dominated by natural areas. Many of the cities are urban and are nearly built out. The County's Conservation Element is a beautiful report which has been widely used as an educational document covering most natural resources in the County.

Most of the jurisdictions take preservation of natural resources into account with policy statements which speak to protection, conservation, and preservation of natural resources. Concern does vary between jurisdictions on the importance and on the degree of protection or conservation to be afforded by local policy. Only two jurisdictions are relatively silent on the subject. Some express general recognition of resource needs while others specify in detail how to implement goals and policies. Others may be in fact implementing policy which does not appear in the general plans.

Problems and Inadequacies

There is no systematic approach to the regulation of urban development according to the capability of the natural resources to accommodate it.

Although the County and the Planning Policy Committee have policies which recognize the importance of environmental resources, they offer little on specific implementation methods. The Open Space Action Program initiated by the PPC was never completed and many of the proposals contained in the 1973 draft of this program remain vitally necessary. Since an open space action program is a state requirement for local general plans, the lack of such a program is a glaring deficiency for the County Plan and for other jurisdictions similarly awaiting final action on the PPC Open Space Action Program.

A recurrent theme in the protection of natural resources is the phenomenon of scattered and low density development. There is an apparent reliance by the County and cities with hill areas upon low density development to be the mitigating factor in the impact of rural-suburban development on the natural resources. While low density development such as the County's slope density zone can help minimize the impact of each individual dwelling on its surroundings, the fact is that low density development consumes great amounts of land per person and commits vast territories to residential use for relatively few home sites. Leap-frog urban growth patterns also consume great amounts of land and strongly impact most environmental resources, including agricultural soils, air quality, water systems, plant and animal communities, and scenic qualities. Decisions on the expansion of the urban area are presently being made primarily on the basis of the availability of urban services and the rate of land absorption in the urban areas. The Local Agency Formation Commission (LAFCO), which reviews plans for expansion of the urban areas of cities, has no general policies or guidelines to prevent degradation of natural resources due to urban expansion. LAFCO does, however, have to prepare environmental impact reports (EIR's) on its actions.



Recommendations:

1. For areas of potential urban expansion the County Plan should provide sufficient information and policy for the protection of natural resources. This would provide LAFCO with a basis for reviewing proposed extensions of urban service areas for their environmental impacts. LAFCO should develop policies to allow establishment of conditions binding upon the cities to protect resources in areas of urban expansion.
2. The County should, as part of its general plan update, adopt an open space action program. The PPC should determine whether further joint efforts toward a countywide open space action program should be undertaken.
3. A uniform approach to conservation of land, air, water, natural areas, and scenic and historic resources should be worked toward as a major County objective. The Environmental Quality Management Program of ABAG should be a cornerstone of such an effort.



Major Topics

1. Soils
2. Minerals

SOILSAreas of General Agreement

Those jurisdictions that contain the remaining prime soils in agricultural uses express the desire to preserve them. Most of the other jurisdictions do not mention this subject.

There is very limited agreement on the need for grading regulations, and only moderate agreement on the need to prevent erosion.

Problems and Inadequacies

Type of soils has not been a guiding factor in land use decisions. The plans pay little attention to the susceptibility of soils to disturbance. Residential zoning of prime agricultural soils is in conflict with policies on preserving them.

Jurisdictions with hillside and mountain areas generally include policies on grading in their plans. While there are three active Resource Conservation Districts operating in the rural areas, the County does not have a comprehensive approach to soil conservation. In 1975 the Loma Prieta Resource Conservation District requested that the Board of Supervisors establish a sedimentation and erosion control ordinance, but no such ordinance has been produced. The County has thousands of acres of grazing land and yet has no regulations relating to overgrazing. Some cities would like to see grading regulated in neighboring jurisdictions, particularly in hill areas which are usually prominent as scenic backdrops to the urban area.

There is insufficient policy on motorized off the road vehicles.

Recommendations:

1. Re-evaluate land use programs for effectiveness in promoting utilization of agricultural soils as a valuable resource for the production of food and fibre.
2. The County and cities should more fully consider soils and erosion problems in their overall planning controls. Greater coordination of efforts with the Resource Conservation Districts should be achieved so that developers can be made aware of the soil and erosion conditions likely to affect their projects. The County should adhere strictly to its grading standards.
3. Recommendations related to grading and soil conservation will be made as part of the regional 208 environmental management program, and these should be considered for inclusion in local plans.
4. Plans should incorporate erosion control measures to protect the soil resource and either collect on-site or dispose of surface run-off water at non-erosive velocities. These measures should reduce soil movement by wind and water to within the tolerable limit established for each soil. Regulations should be accomplished by implementation of storm water management programs and erosion control measures and through review and enforcement of:
 - a) grading ordinances
 - b) storm water management regulations
 - c) flood plain ordinances
 - d) building codes relative to soil stability and sub-surface and surface drainage patterns



5. Soil areas having critical erosion and sediment control problems should be identified.
6. Conflicts between fire prevention and control techniques and roadside erosion should be resolved.
7. Review animal control regulations for small confined areas.
8. Require range and basic wildlife management plans on grazing areas.
9. Encourage the use of soil surveys in all land use plans.
10. Require conservation plans on construction sites, particularly in mountain areas and near riparian areas.

MINERALS

Areas of General Agreement

Here again, those jurisdictions with mineral resources within their spheres of influence are in general agreement that the resources are found in limited quantities and for that reason deposits should be protected and preserved. They agree that there is conflict between the need to preserve these deposits and the need to preserve open space. Conflict is also cited in plans between the preservation of minerals and demand for land for development. The PPC calls for uniform Countywide policy on mineral resources.

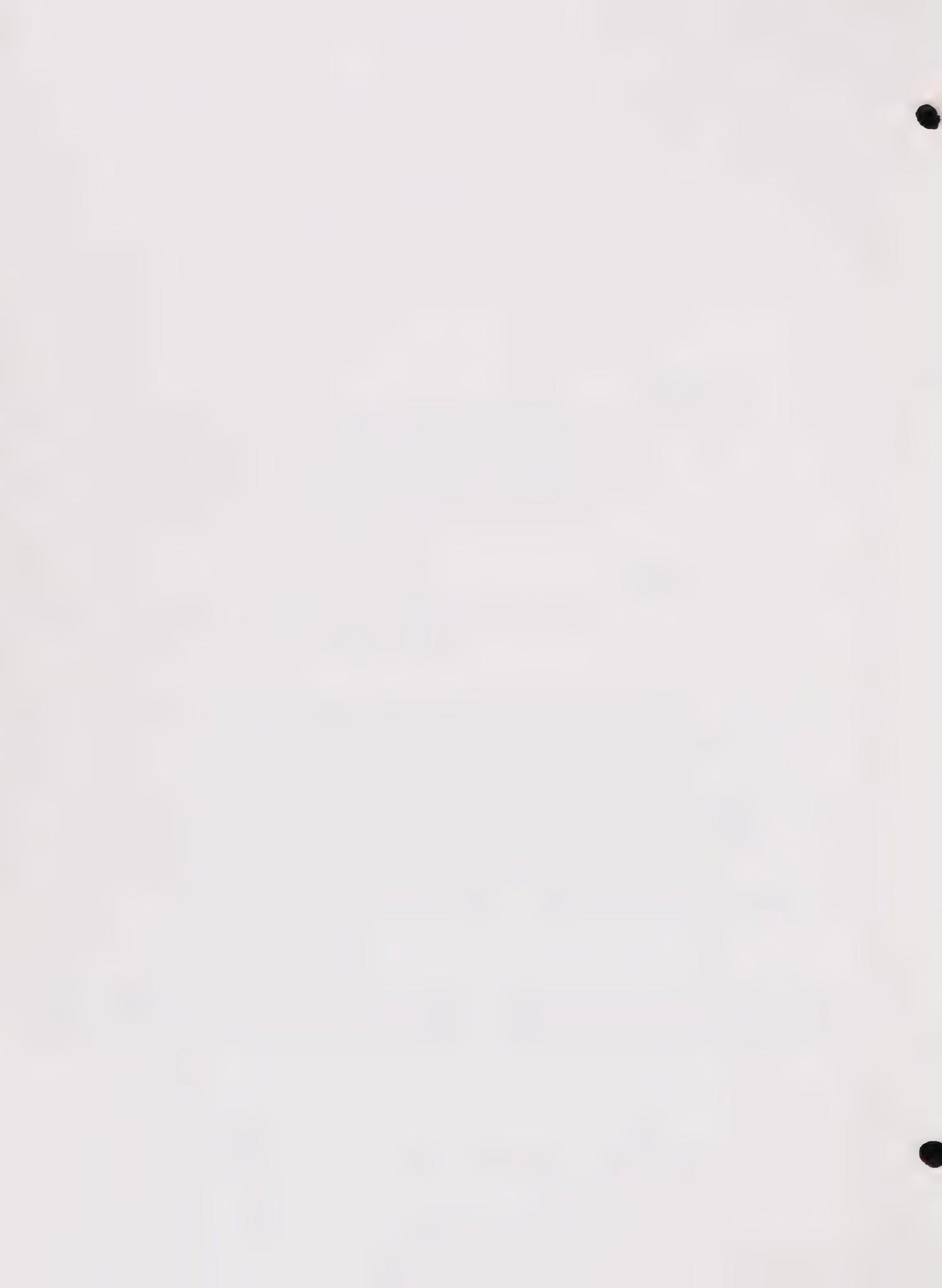
Problems and Inadequacies

The County leads in policy to preserve and protect the limited mineral deposits of sand and gravel, but on the other hand has strong policy for saving open space and minimizing damage to the natural terrain; policies which could tend to prohibit extraction altogether.

There are problems with existing extractive operations and encroaching urban areas. Quarry operations in the unincorporated area of the northern Santa Cruz Mountains cause air and noise pollution problems in the urban area both because of the operations at the quarry sites and because quarry trucks make heavy use of the urban streets. Quarrying operations in the Uvas Creek area near Gilroy demonstrate the problems of inconsistent government policy with the County, Gilroy, and the Santa Clara Valley Water District all exercising independent jurisdiction over the gravel areas along the creek. Milpitas would like to gain control over quarrying operations within its sphere of influence, and Los Altos Hills, which has Kaiser-Permanente in its backyard, has a policy which would prohibit mineral extraction. There are numerous quarry permits on the books which predate County standards for operation and rehabilitation of quarries.

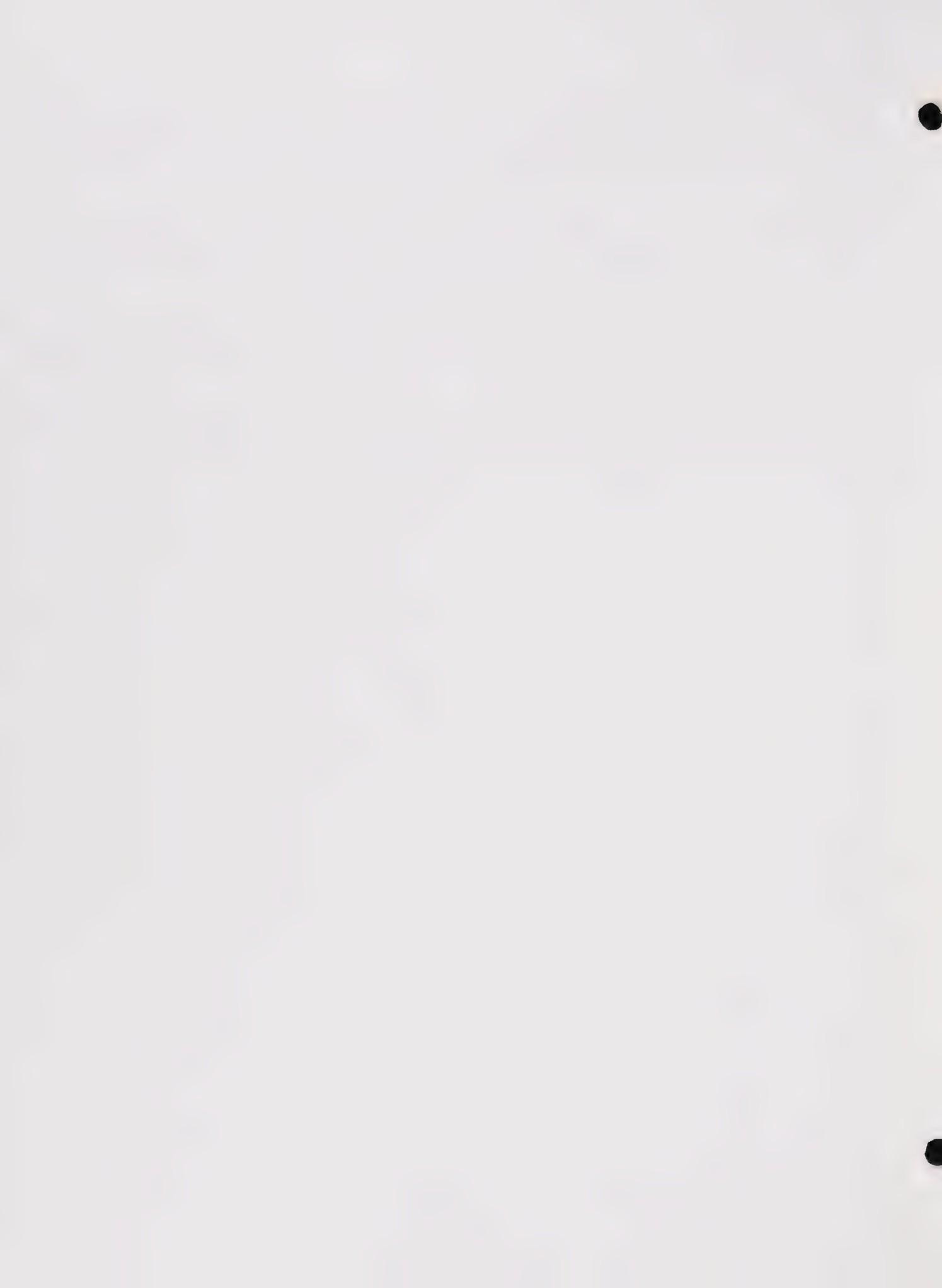
There is no policy on the reclamation of resources from land fill areas.

There is inadequate policy pertaining to the reclamation of salt from the Bay waters or the future of salt pond areas if mineral extraction operations are terminated. There is no clear direction on whether these areas should be reopened to the Bay if they are no longer needed for salt production.



Recommendations:

1. There should be recognition of mineral resources in local plans, and there should be preplanning on what to do with them. The County should be prepared to write a surface mining and reclamation element of the General Plan to comply with the requirements of the Surface Mining and Reclamation Act of 1975. Solid Waste Disposal sites should be recognized as potential resource deposits.
2. A mechanism should be formed to provide for planning coordination between jurisdictions authorizing quarries through permits and jurisdictions with planning interests in the impacts of mining operations. Means should be found to prevent urban development from encroaching upon mineral extraction sites.
3. The County should examine means to require reclamation plans for all mining operations, including those operating prior to the establishment of present standards. The salt producing areas should also be viewed as areas to be reclaimed and rehabilitated if mineral production ends.
4. All jurisdictions within the Baylands should agree on a policy for Bay land use in areas now in salt production. The PPC Baylands Plan should be a guide to future planning for this area.



AIR QUALITY AND CLIMATE

Areas of General Agreement

There is widespread agreement that air quality is a problem, that it is a regional problem, and that many solutions must be worked out at that level. Most of the policy found in the plans about air pollution is related to transportation. There is some recognition of the importance of retaining natural areas and in maintaining air quality.

Problems and Inadequacies

Local policy may place too much reliance on regional solutions without an accompanying local effort. There is a general lack of local implementation of measures to overcome air quality problems. There are notable exceptions with Palo Alto, San Jose, Los Gatos, Gilroy and the County, calling for some local actions, particularly in reviewing development applications for their pollution potential.

There are potential conflicts with planned transportation and land uses since there is a continued dominance of the automobile for travel needs.

The importance of the effect of the Bay and other natural areas on air quality and climate moderation is not adequately recognized.

There is need for recognition of local contributions to air pollution, especially in the relationship between transportation and the location of housing, commerce and industry.

Regional standards that can be interpreted in terms of local policies are needed.

Recommendations:

1. Support is needed for Regional Environmental Management Programs such as the current 208 program being conducted by ABAG.
2. The environmental impact review process of all jurisdictions should include air quality impact assessment.
3. Operational standards and methods for evaluating plans which can be interpreted at the local level are needed. As part of the development of the General Plan Program, an effort should be made to apply regional pollution coefficients to planned land use patterns in the County to determine the extent to which planned growth will impact air quality.
4. The County Plan should be made much more specific in its treatment of air pollution. Standards for performance should be established which would allow the County to withhold permits for any project violating allowable levels of pollution.



Major Topics

1. Water supply
2. Water quality
3. Floodplains, Streams, Reservoirs, and Other Water Issues

Water issues related to the Baylands are being combined with a separate report on the Baylands, scheduled to be considered by the Planning Commission on December 16, and by the PPC General Plan Subcommittee on December 29.

WATER SUPPLY

Areas of General Agreement

All of the jurisdictions have some sort of concern about the availability of water but these concerns vary widely. There are few points of overall agreement. Two jurisdictions give mention to reduced water cost for agricultural purposes.

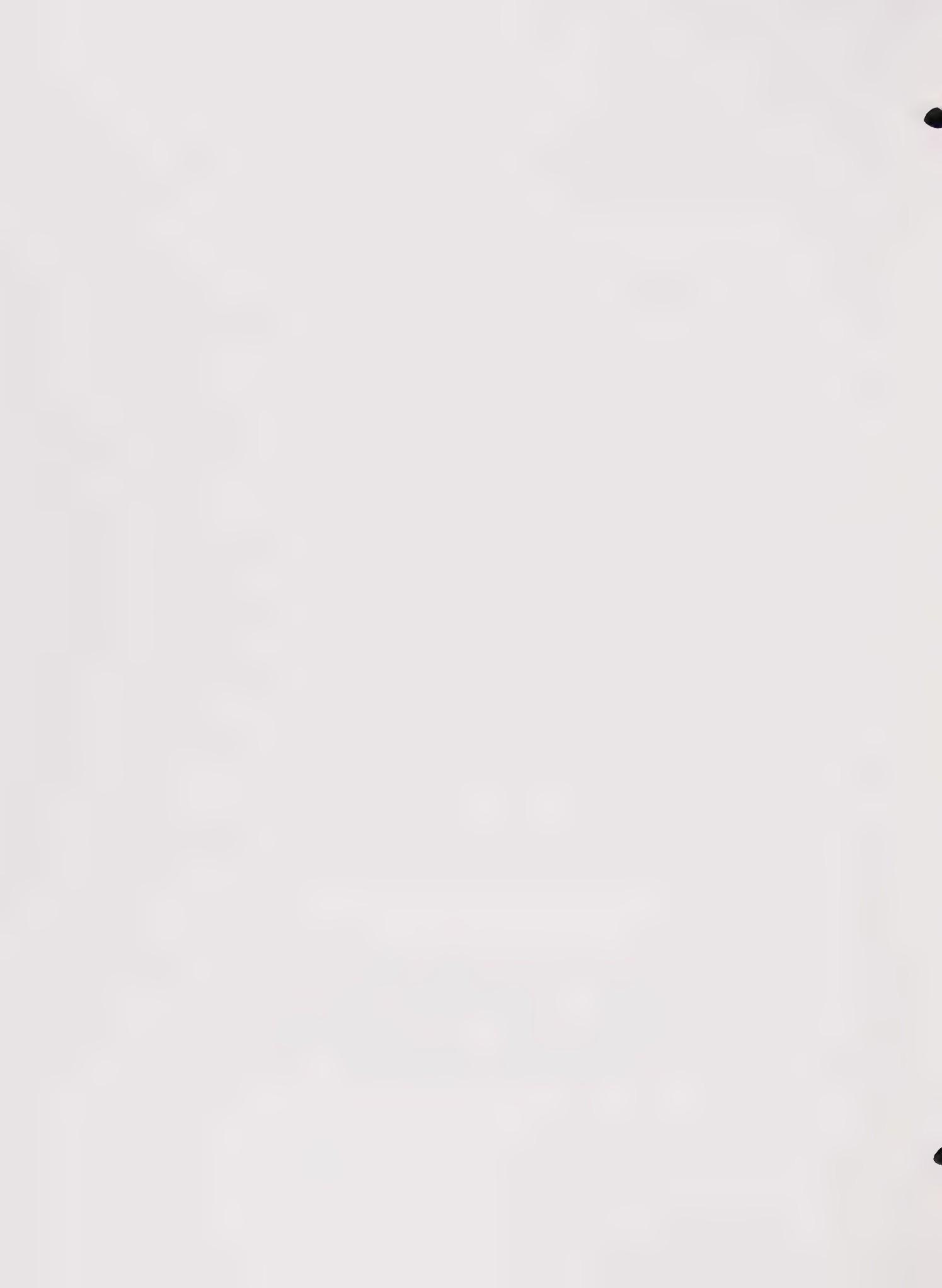
Problems and Inadequacies

There is very little recognition of water supply as a vital element in growth planning. There is no recognition in the general plans of the San Felipe Water Project, and there is no mention of the distribution system which will be needed if the project goes through as planned. Many cities have expressed their concern over the San Felipe Project in actions separate from their general plans.

There is a potentially very serious problem of jurisdictional responsibility and coordination for maintenance of the groundwater supply. The Santa Clara Valley Water District (SCVWD) has primary responsibility (along with the South Santa Clara Valley Water District) for maintaining the groundwater basin, and has built numerous reservoirs and groundwater recharge facilities to accomplish this purpose. The SCVWD, however, does not control the withdrawal of groundwater by cities and domestic wells, and is powerless to prevent the encroachment of growth into groundwater recharge areas and to prevent usage for urbanization beyond its ability to replenish groundwater supplies. Potential consequences could include inadequate water supplies and increased subsidence of the valleys. If the San Felipe Water Importation Project is not built, there will be an urgent need to bring the plans of cities for growth into accord with the abilities of the water districts to provide groundwater supplies. Potential areas for future groundwater recharge through percolation are not being protected from development, even though the County Plan has a general policy to protect them.

Beyond the general problem of the groundwater table, there is a need to limit development where water supply is limited, especially where there is a natural fire hazard. Examples are the Diablo Mountains, the Santa Cruz Mountains, and the Little Uvas Canyon area.

There is some recognition of the need for water conservation but programs for water conservation are not called for by the general plans. The SCVWD does advocate a water conservation program for all new development, and this program deserves acceptance. Gilroy and Morgan Hill now have water conservation programs. There is virtually no policy on recycling water. Water supply, storage, distribution, treatment, waste disposal and flood control are all interdependent functions but management is difficult because of a complex agency structure.



Recommendations:

1. The relationship between growth and water supply should be identified in the general plans.
2. There should be a Countywide program to prevent overdrafting of the groundwater supply as well as a program for replenishing it; not only to prevent water shortages but also to reduce further land subsidence. In the event of continued drought and uncertainty over the San Felipe Project, the cities drawing water from groundwater supplies should agree to limit growth. Existing and potential groundwater recharge areas should be protected and preserved for that purpose.
3. Intense development should be kept out of areas where there is insufficient water supply, especially in areas where there is a natural fire hazard.
4. Every jurisdiction should have an effective program for water conservation. The SCVWD should continue to be the leader in developing such programs.
5. Plans of cities to be affected should include provisions for the San Felipe distribution system.
6. Undertake a study to determine whether the current organization of public and private water and flood control agencies should be modified to provide greater responsibility for multi-purpose functions and total water management, to consolidate the number of agencies, and to increase the visibility of governing boards to the electorate.

WATER QUALITY

Areas of General Agreement

There is general agreement among the cities (6 of the 15 cities), on the need to prevent contamination of water from surface runoff, industrial wastes, sewage treatment discharges, and so forth.

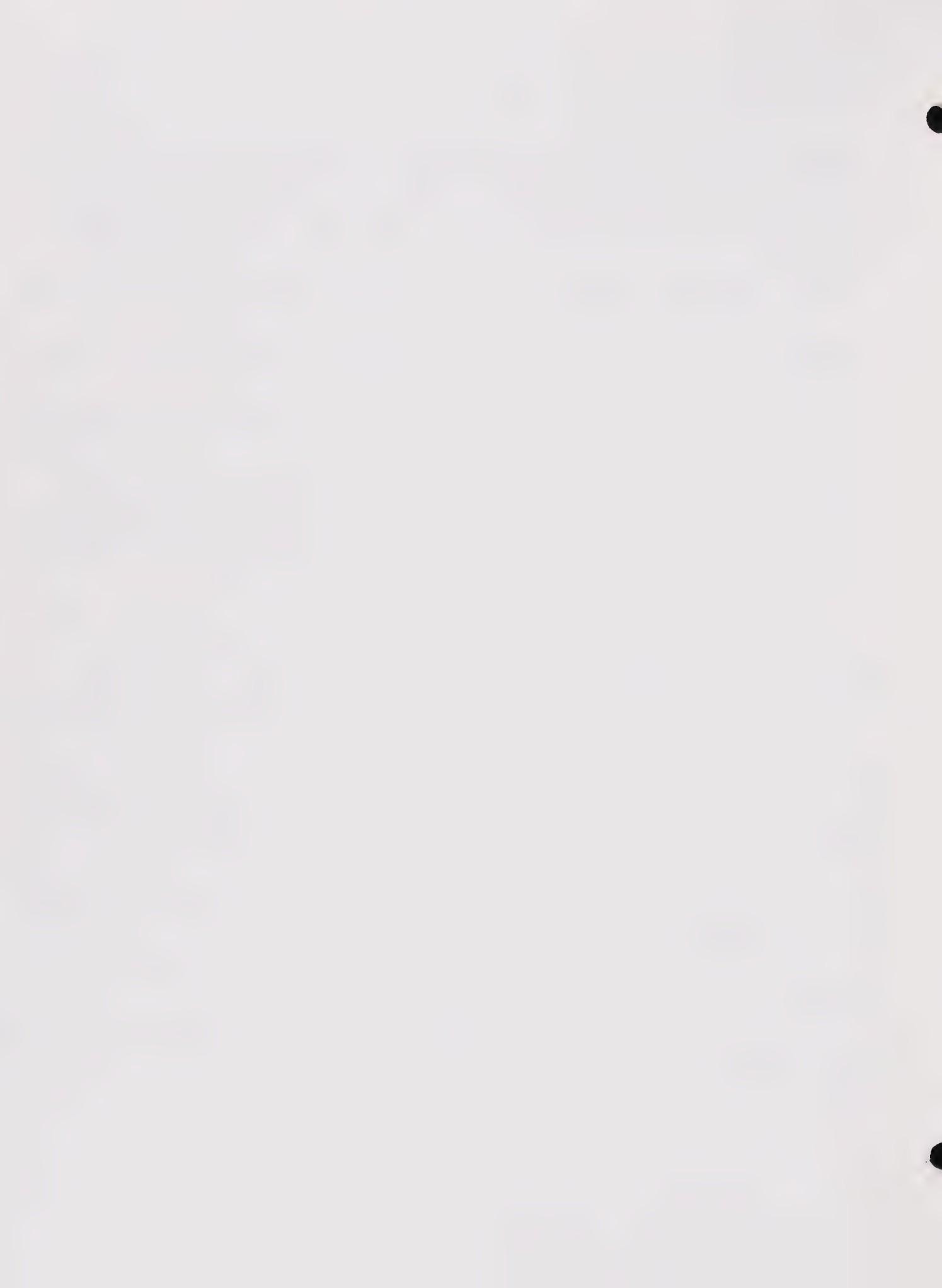
Problems and Inadequacies

Stormwater runoff, non-point pollution sources, solid waste management, industrial discharges and water recycling, are among the water quality problems currently being studied by the ABAG 208 program. These matters are not addressed adequately in the general plans and the ABAG study may require changes in plans and standards.

The County has only a very inadequate program for the inspection of individual water supplies for healthful standards. Old wells and cesspool systems remain in use which do not meet today's standards.

The County has within its jurisdiction thousands of individual septic tank sewage disposal systems and no program for routine inspection to see if they are healthful.

There are rural areas with known or suspected problems with sanitation such as Paradise Valley, Little Uvas Canyon, and Lyndon Canyon, for which the County has no active programs of study or planning.



Certain areas of the County have natural water pollution problems due to nitrates, boron, mercury and dissolved solids, but sufficient measures are not available on what to do about this.

There is no policy with respect to control over runoff from agricultural lands of pollutants from pesticides and fertilizers.

Recommendations:

1. Every jurisdiction should be actively involved in the ABAG 208 environmental management program, and should cooperatively work with the other jurisdictions in the County in reaching solutions. Local jurisdictions should be prepared to amend their plans based on the 208 program's recommendations.
2. The groundwater pollution issue needs to be thoroughly and systematically investigated, particularly in areas of suspected problems. Adequate controls should be implemented in areas with natural water pollution problems.
3. The County should develop programs of septic system and domestic well water monitoring and management.

FLOODPLAINS, STREAMS, RESERVOIRS, AND OTHER WATER ISSUES

Areas of General Agreement

There is only moderate agreement on the need to protect floodplains from urban encroachment. A few cities call for floodplain protection and some call for floodplain ordinances. Although many jurisdictions state their concern differently, there is general agreement on the need to protect streams and streamsides from urban development.

Most of the General Plans have very little to say about the recreational use of water areas. Most of the policy relates to the need for enabling the multiple use of water areas.

Problems and Inadequacies

There is not enough concern expressed in the general plans for protection of streams and floodplains from urban encroachment.

The County Plan is the strongest in designating streamside areas as open spaces and regional park chains. However, the County has no specific plans or policies for the overall implementation of the streamside open spaces. The County's Regional Parks Program is a major implementor of streamside protection, but its function is to implement a park system and only incidentally to purchase streamside areas which are appropriate and of high priority. The Santa Clara Valley Water District similarly acquires streamside lands but its attention is on the land required for the actual flood control improvement to be installed. The water district often acquires a very small channel leaving the "streamsides" to other jurisdictions to protect. For streamside areas not being purchased as a park or held open for flood control purposes, the County and most other jurisdictions have no set requirements to protect the streamside areas. The streamside protective regulations and streamside conservation plans which were recommended in the Open Space Action Program have not been developed.



The County often shows streamsides designated for park and open space uses inside the urban area in conflict with city plans, which do not so designate areas. There is no process for gaining agreement on preserving open space and future park areas as part of annexation proceedings, and LAFCO does not consider the County Parks Plan as a facilities plan to be considered in annexations which it reviews. There are conflicts between jurisdictions on the need for saving of lands along Stevens, Matadero, Llagas and Los Gatos Creeks. Other streams are facing urbanization and will soon be in need of protection.

The Santa Clara Valley Water District, the cities and the County have not adequately planned for floodplain areas which should be left in open space rather than being developed. Flood control philosophy has shifted in recent years to projects with minimum environmental disturbance, including "modified flood plains" and "no project" solutions to flooding. For "no project" solutions to be carried out, all jurisdictions must agree to the area to be left to flood with no urban uses being allowed. The National Flood Insurance Program will require local regulation to prohibit development in a designated floodway. For the County to implement natural flood plain plans and to comply with the National Flood Insurance Program, it will have to change the basis upon which it requires dedication of floodable land to the water district and should adopt a special flood plan zone or similar tool.

While the multiple use of stream and reservoir areas for water, recreation and open space purposes is agreed to by many jurisdictions and is a key policy of the Santa Clara Valley Water District, there are conflicts inherent in this concept. Perhaps the biggest conflict has already been alluded to: inconsistent planning by different jurisdictions. When homes and other uses are allowed to develop in ways which cut streams off, it is very difficult to go in later and establish trails, parks, and other uses related to the stream. Additionally, multiple uses may harm fragile environments through misuse or pollution if not carefully controlled.

Recommendations:

1. As part of the General Plan, major stream and reservoir areas should be carefully reviewed and coordinated policies between jurisdictions developed. Where there is irreconcilable conflict between the County and a city, the County must determine whether or not to recognize city jurisdiction inside urban areas.
2. The Streamside Resource Protection regulations and Streamside Conservation and Development Plans called for by the Open Space Action Program should be developed. Streamside and Reservoir areas require specific policies to be followed as development occurs. These policies are lacking by the County and most cities.
3. The County should revise its land development controls to allow prohibition of development in flood areas where the SCVWD decides that the best flood control measure is "no project" and also for use in the National Flood Insurance Program.



NATURAL AREAS

Areas of General Agreement

Natural areas are understood to include watershed lands, wildlands, timber lands, areas of natural vegetation and wildlife, and hillside and mountain areas. Regarding such areas, there is strong agreement by those jurisdictions with natural areas within their spheres of influence on the need to preserve natural areas and control urban encroachment within them. Most of the jurisdictions agree on the need to preserve wildlife habitat and wildlife. Several have policy relating to considering the impact of urban development on natural areas. Those who have hillsides and mountains agree on the need for replanting and reforestation in natural areas. The proposed Master Plan for the Mid-Peninsula Regional Park District is strongly supportive of natural areas and the District may prove a major implementor for preserving such areas.

Problems and Inadequacies

There is very little recognition of the need for protecting rare and endangered plant and animal species. The County has expressed concern in this matter but has not implemented protection measures. EIR's are the main device for preventing damage to areas with endangered species, but are not effective in this regard because they are not universally applied.

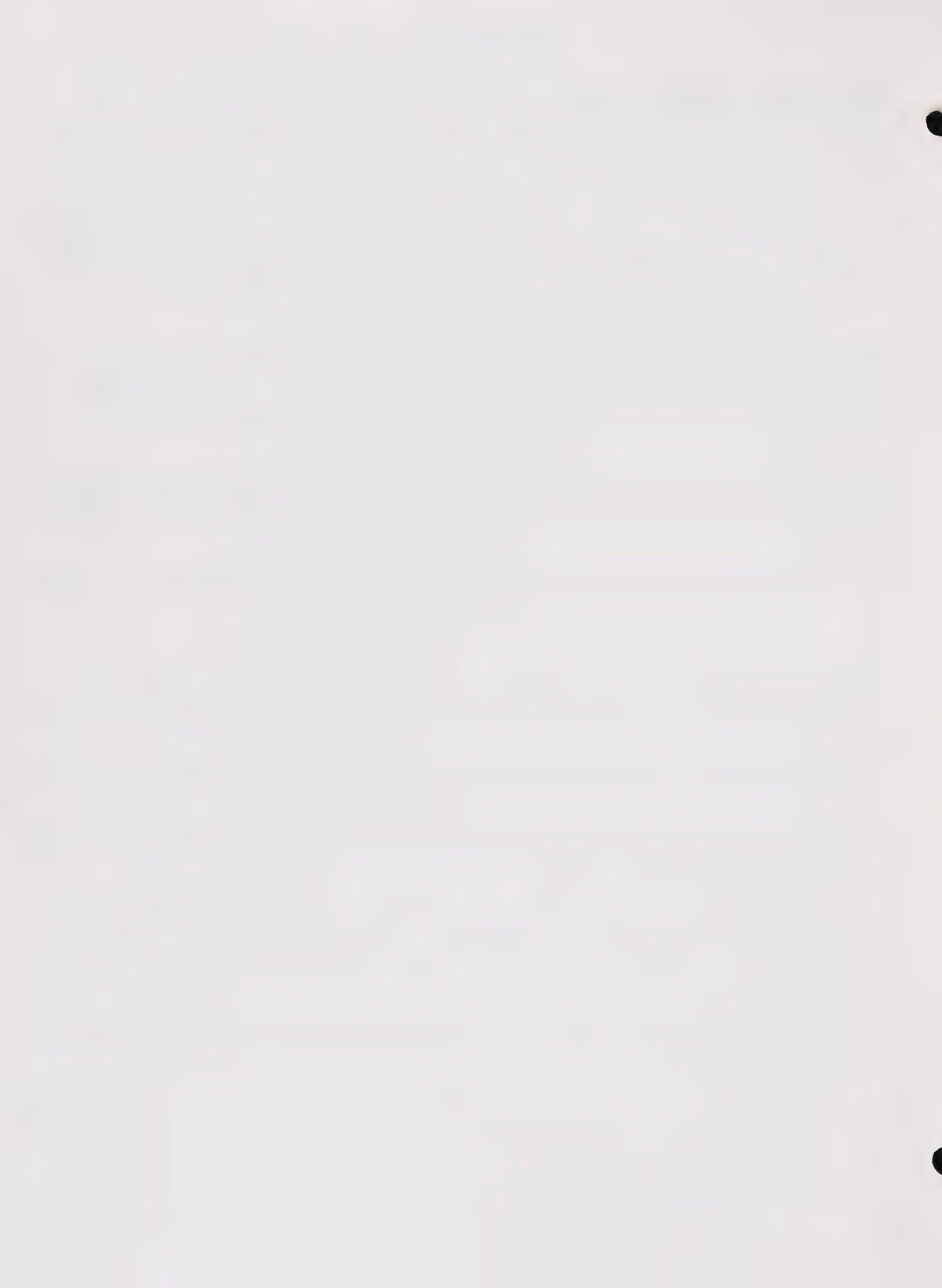
Although timber harvesting standards have been adopted by the County Planning Commission, the County has no regulations for the general removal of vegetation nor the cutting of wood for fireplaces and stoves. Some cities, most notably Saratoga, have strong tree cutting controls.

While there is general recognition of natural areas and some recognition of endangered species, there is little specific implementation on these matters.

Recommendations:

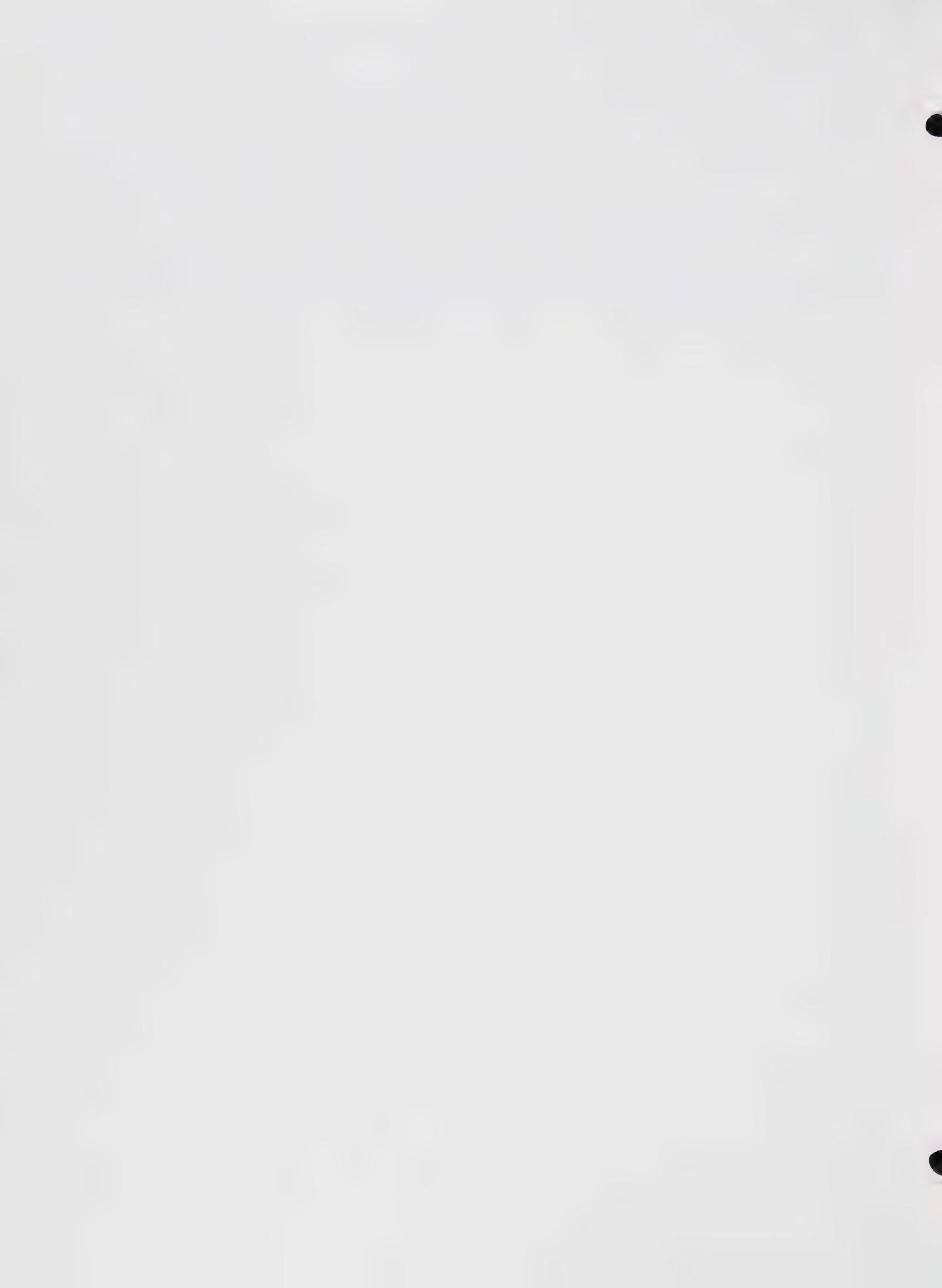
The Open Space Action Program proposed a comprehensive approach to natural areas and endangered species. This program should be carried out by all jurisdictions with such areas:

1. Map the specific locations of habitat areas of rare or endangered wildlife and vegetative species and identify environmental conditions necessary for their survival.
2. Require environmental impact reports for all proposed development where important wildlife or vegetative resources may be affected, and particularly where rare or endangered species may be affected.
3. Acquire critical wildlife habitat areas and areas containing examples of major vegetative communities, to be managed as a system of ecological preserves.
4. Manage public access to, and activities within, ecological preserve areas to protect their resource values.
5. Design public projects so that they provide for maximum protection of wildlife and vegetative resources.



6. Apply protective regulations to important wildlife habitat areas not under public ownership.
7. Restrict the use of off-the-road vehicles to protect vegetative and wildlife resources.
8. Strictly enforce regulations governing grading and the removal of vegetation.
9. Adopt resource regulations covering removal of vegetation and other controls necessary to protect natural areas.

In addition to the Open Space Action Program recommendations, the Federal government has a new National Landmarks Program for registry and preservation of natural areas which should be participated in by local governments.



HERITAGE RESOURCES

Areas of General Agreement

About half of the general plans within Santa Clara County have recognized the need to protect archeologic and paleontologic resources. Half have specifically recognized the need to preserve areas and places having historic significance. Most of the jurisdictions cover this subject in some way, although not always directly. About one-third of the cities have adopted ordinances and are demonstrating their commitment to preserving heritage resources. The County has an historic area zone which is excellent and has been applied to the town of New Almaden.

Problems and Inadequacies

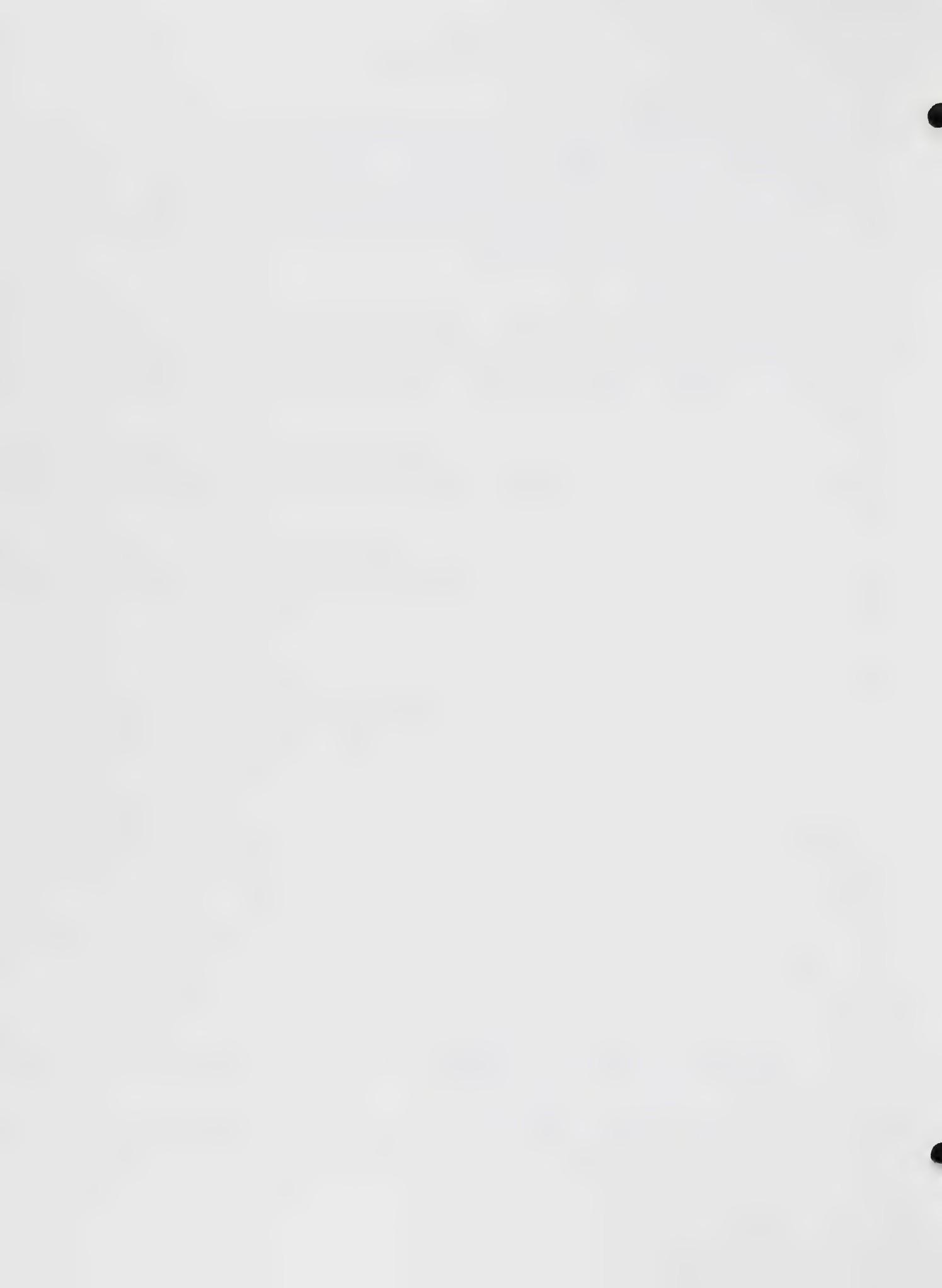
With the exception of the New Almaden area, the County policies are lacking in the substance necessary for adequate implementation. Like most cities, the County has no specific safeguards for individual historic structures or sites, and must rely on EIR's as a first line of defense against their destruction. The County does have an Indian burial ground ordinance, but it has no general archeological or paleontologic resource protection ordinance.

The County has a countywide inventory of historic sites, and several cities have their own historic landmarks lists. There is not complete agreement on these historic landmarks between jurisdictions, and the County's list carries no special significance other than as an inventory.

One of the most prevalent conflict areas for historic and archeologic resources lies in the land use elements of many cities. Many of these plans call for intensification in older parts of the cities without taking special measures to protect significant sites and structures.

Recommendations:

1. The County and most city plans need a stronger commitment to preserving historic resources. The County Plan for Regional Parks should be amended to include the Countywide historic inventory. Inclusion of the inventory in the plan will help with future state and federal grant applications. Efforts should be made to reach agreement between jurisdictions on identification of these resources.
2. There should be a comprehensive effort to plan for preservation of historic resources. Strong regulations to prevent demolition prior to public deliberation, tax incentives, local funding for preservation and coordination with land use plans are all necessary. Full EIR's should be required on projects which would demolish any inventoried landmark, archeologic site, or paleontologic site.
3. County agencies and departments with control over historic resources should have standards for operation that will preserve and enhance these resources.
4. As recommended in the Open Space Action Program, cities and the County should:
 - a. Complete the mapping of locations of known archeological or paleontological sites and areas where there is a high probability of finding additional archeologically or paleontologically significant sites.
 - b. Require environmental impact review for development proposals in areas of known or suspected archeologically or paleontologically significant sites.



- c. Establish regulations and procedures to assure opportunities for expert examination, removal, or other preservation of archeologically or paleontologically significant materials discovered during the course of planning or construction of public or private development.
- d. Acquire important archeological or paleontological sites which have continuing scientific or educational value.
- e. Continue to identify important historic resources throughout the County and assign or seek appropriate designation as city, county, state, or national historic sites, landmarks, or districts.
- f. Require environmental impact review for development proposals on or adjacent to designated historic sites, landmarks, or districts.
- g. Adopt and apply appropriate regulations governing the architectural modification or demolition of designated historic sites, landmarks, or districts to preserve their historic values.
- h. Acquire important historic structures, and particularly those which can be preserved in a location where they can be enjoyed in surroundings similar to their original setting.



SCENIC RESOURCES

Areas of General Agreement

Scenic resources include such aspects as scenic views and vista points; natural beauty and aesthetic environments; scenic highways, roads, trails, corridors; natural landforms and unique land features; streams, rivers, and bodies of water; and vegetation. There is general agreement on protecting views, vistas of hills, and bodies of water. Scenic corridors such as highways and roads, etc., are recognized, and the protection of natural land forms and features also receive attention.

Problems and Inadequacies

There are conflicts between these jurisdictions which have control over scenic areas and those who enjoy them. There are no specific methods to implement scenic protection and perhaps little precedent for legal means to do so.

County land development regulations are not up to date with changes required by adoption of the Scenic Highways Element.

Residential zoning of mountain areas with slope-density formulas tends to encourage development of flat ridge tops and can ruin their scenic value. Optional cluster design provisions within the County's zoning ordinance have not been utilized to bring about good design that is in harmony with the natural terrain. The more precise "neighborhood" design approach has not found application in these scenic areas.

There is little scenic consideration in the location of roads and other grading, and there are no scenic standards in the County's grading ordinance.

Unique land features and scenic resources have not been inventoried.

Recommendations:

1. County Land Development Regulations should be revised in accordance with the Scenic Highways Element recommendations.
2. Neighborhood plans are needed for protection of scenic values, especially for the location of roads on hillsides.
3. There should be stronger mechanisms for restoration of disturbed areas.
4. Unique land features, important aesthetic environments, and scenic resources should be inventoried.



ENERGY RESOURCES

Areas of General Agreement

Because most of the general plans were drafted before the energy crisis was widely recognized, most have literally no mention of anything having to do with energy resources and issues such as energy efficiency in transportation, land use patterns, or local energy resources. Plans written more recently (San Jose, Palo Alto) stress the need to reduce wasteful energy consumption due to the dependency on the automobile.

Implications for energy can be identified in the plans. Many cities encourage centralized community services in core areas and in downtown or town center areas which can be more efficiently served by transportation systems. More pedestrian oriented designs are being planned and developed. Urban Service Area policy which has been generally accepted throughout the County will have some positive effect on the efficiency of travel. The majority of plans indicate that mass transit should be developed--on a regional level.

Problems and Inadequacies

Practically all of the jurisdictions within Santa Clara County are encouraging the continuation of low density development. This type of development pattern promotes dependency on the automobile and adds to the problems of inefficient travel. Few of the plans recognize the need for balance between jobs and industry in reducing automobile commute travel. Existing plans assume that the automobile will continue to be the dominant factor in urban design for some time to come, and that a plentiful supply of fuel will be available. On that basis, utilization of more efficient transportation systems will be resisted. Capitol improvement plans are heavily weighted toward making automobile travel more convenient. Few jurisdictions consider ways to encourage the use of public transportation or travel pools. None of the plans mention the need to unravel the complex puzzle of social factors, wages, housing, and jobs to determine why people commute long distances rather than live near their work.

None of the plans give any mention to the need for energy efficiency in domestic, commercial, or industrial land uses. There has been no inventory of local energy resources.

Recommendations:

1. Land use patterns which will provide an efficient balance of jobs, housing, income, access to commercial areas, and which will provide access to the other necessary amenities of urban life should be developed over the entire urban area of the County.
2. General plans should be updated to include uniform Countywide policy on energy conservation, development of more efficient local alternative energy systems, and more energy efficient urban design.
3. All Recommendations from the "General Plan Evaluation Report On Transportation" dealing with development of mass transit for the County will help in energy conservation.
4. The County and Cities should develop a program and standards for making new developments both energy efficient and conducive to use of alternative energy sources including solar heating. Such concerns as insulation, solar orientation of structures, location of shade producing trees and neighborhood design to minimize energy needs should be addressed.

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